

***MINUTES OF
FACILITIES PLANNING AND IMPLEMENTATION COMMITTEE***

Tuesday, November 16, 2004 5:00 p.m.
Warren Green Building, 2nd Floor Conference Room
10 Hotel Street, Warrenton, Virginia 20186

Present:

William G. Downey, Board of Supervisors
Richard Robison, Board of Supervisors
G. Robert Lee, County Administrator
Anthony I. Hooper, Deputy County Administrator
Kevin Burke, County Attorney's Office
Bryan Tippie, Director, Budget Office
Butch Farley, Director, General Services
Wanda Mercer, Executive Assistant, General Services

Guests:

Kay Jackson, Project Manager, MBP
Gail Barb, Circuit Court
Larry Miller, Parks & Recreation
Larry Setti, General Services
Maria Del Rosso, Library
Barbara Severin, Library Board
Helen Zaleski, Circuit Court
Robert Sisk, Citizen
Bill Weber, Citizen

Mr. William Downey called the meeting to order at 5:05p.m. on Tuesday, November 16, 2004.

Minutes of October 12, 2004 Meeting

There being no changes, the minutes were approved as published.

Project Review Update – Warren Green Closeout

Mr. Tony Hooper reviewed the outstanding punch list items. Several items are still in discussion with Tren: the water damage in the Meeting Room (initially estimated at \$20,000, but now updated to \$30,000+); the installed fire alarm system (\$12,000) that was not submitted for approval prior to installation and is not the system noted on the plans and issues pertaining to improper storage and handling of existing air conditioning units. Discussion was held regarding extending the warranty of these mishandled units. The County Attorney's office is assisting in the review of these issues. The staff was instructed to continue discussions with Tren and seek an acceptable resolution to this matter.

Culpeper Street Properties

Mr. Farley stated that the window had been ordered, but an incorrect one was sent. Once the correct one is received, it will be installed. The committee felt that there was no longer a need to include this item on future agendas.

Project Review – Courthouse / Adult Detention Center

Ms. Kay Jackson, Project Manager with MBP, gave an update of the project, noting that the Town of Warrenton released the building permits on October 29, 2004.

Due to set back issues, the Town Zoning Department required temporary security facility at the Adult Detention Center be relocated. Costs will be incurred for the extra time spent by the architect, trailer relocation and ADA ramps; however, there will be less money spent on fencing.

Mr. Hooper is working with the County Attorney to have the County property lines redrawn for the two plots. This will resolve the Town set back issues on the sally port side.

Temporary power has been established and an order for permanent services has been submitted.

Demolition has begun on the third and fourth floors of the Courthouse. The lower level Lee Street entrance will be closed for construction only beginning December 1, 2004. The hazardous material abatement is being performed in a phased manner. It is not part of the contract.

Moseley requested an amendment to their contract of approximately \$6,500 due to additional services involved with permitting issues and needs determined after the project had bid, i.e. electrical panels in the ADC and power outlets in the Courthouse. Funds will be covered from the contingency for this not to exceed amount.

The CPM schedule should be issued on Wednesday. It will be displayed in the Project Manager's office trailer.

Project Review – John Barton Payne Building

Mrs. Barbara Severin reported the Library Board would like to proceed with the architectural planning for the project as well as acquire the necessary additional funding. The funds are in place for the Library Board to proceed with the architectural planning. Mr. Robison recommended the Library Board seek ARB approval after the preliminary design stage before beginning the design drawings. The RFP should include the feasibility study and be "design to budget" oriented, no percentage based.

The Christmas Gumdrops Square will utilize The Fauquier Bank, which is fully handicapped accessible, for some program components this year. The Partnership for Warrenton reviewed the possibility of acquiring ramps, but determined that this was not feasible. Mr. Hooper will gather information concerning the possible future use of temporary ramps. Mrs. Del Rosso will follow up with the ADA representative to ascertain if the use of The Fauquier Bank will suffice for this year's event.

Project Update – Marshall Community Center

Mr. Hooper gave an update on the project, and indicated that it may be more feasible to combine the pool project with the renovations to the center. Mr. Larry Miller is working to compile all drawings on both projects and prepare a bid package. The comments from the construction manager will be part of the revised plans and specifications for the center. Mr. Downey questioned plan review and responsibility since there are several different sets of plans/drawings. Mr. Downey would like to know the internal/staff review plan before the projects are combined and bid.

Old Jail Museum

The Old Jail Museum is experiencing interior moisture problems. At some point in the past, non-breathable exterior paint was applied and the brick cannot “breathe” to release the moisture. The paint needs to be removed with a chemical component and the bricks allowed to dry; once that occurs, the affected brick joints and both chimneys will be re-pointed.

Mr. Tippie noted that this type of request would normally be funded from the construction reserves; however, the County’s current reserve has been designated for the high school.

Mr. Lee will check the status of a property lease. Mr. Farley will check the square footage of the building.

Mr. Downey would like to visit the site and discuss at the next FPIC meeting.

Pelham Street

In 1994, the Town of Warrenton granted Fauquier County a temporary permit for the office trailers located on Pelham Street. The permit has expired, and due to the financial requirements of other current construction projects, Mr. Hooper is seeking a time extension from the Town. The Town would like additional screening between the offices and the residential neighborhood as well as having a portion of the property with frontage on Waterloo Street available for use as a neighborhood park. Mr. Hooper will approach the Town requesting a 5-year permit extension and an offer to install additional screening and allow temporary use of the park area. Mr. Burke will review this issue.

Capital Improvements Program (CIP)

Mr. Bryan Tippie reviewed the CIP spreadsheets, noting that the high school is not included in the review of the committee because the project will be before the voters in a March bond referendum. The Capital Review Committee (CRC) combined several projects such as the Southern Sports Complex and the Southern Swimming Pool.

Discussion between Board of Supervisor members is needed for the Catlett/Calverton sewer project. County Administration will schedule a work session to include the Fauquier Water and Sanitation Authority (WSA).

The current schedule is: CIP presentation to the Planning Commission–November 18, 2004; Planning Commission public hearing–December 8, 2004; forwarded to Board of Supervisors for

work session-January 2005; followed by a public hearing-February 2005; followed by approval of the plan and approval for expenditures for FY 2006-March 2005.

Main Library's Desire to Solicit Bids for Feasibility Study for Structured Parking

Discussion was held regarding the response received from Walker Jones, et al, indicating that the firm would not commit funds for a feasibility study or the project. Mrs. Severin noted that discussions with the firm indicated that Walker Jones simply did not wish to commit funding without having more information. Mr. Hooper believed the Town was interested in structured parking in the larger public lots. There were questions regarding a lease for the property and who would own the structured parking facility. Mr. Burke will research the lease issue. Mr. Hooper will discuss with the Town of Warrenton the possibility of jointly funding a feasibility study which will research 3-4 structured parking locations benefiting the Town and County.

Parks and Recreation Adjustments to Center Sports Field Complex

Mr. Miller reported that the initial proposal from the landowner is being reconsidered by the landowner. Other options are being reviewed. Mr. Downey indicated that if there is no resolution, the project should move forward. The project should be bid in January or February 2005.

Future Items

Mr. Tippie will update on the CIP process.

Mr. Miller would like Monroe Park added to the agenda.

Other

Warren Green Meeting Room - There is a safety hazard for the sound technician when the room is crowded. Mr. Downey would like a "Do Not Block" sign or one-way glass installed on the door so the technician can see out.

Next Meeting Date

The next meeting of the Facilities Planning and Implementation Committee will be Tuesday, December 14, 2004.

With no further business the meeting adjourned at 6:55 p.m.